



**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY**  
Caption in compliance with D.N.J. LBR 9004-1(b)

**HILL WALLACK LLP**

Angela C. Pattison  
1415 Route 70 East, Suite 309  
Cherry Hill, NJ 08034  
Phone: 856-616-8086  
Email: [apattison@hillwallack.com](mailto:apattison@hillwallack.com)  
Attorneys for Reliant Loan Servicing, LLC

Order Filed on April 11, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Marie A O'Donnell

Debtor(s).

Case No. 19-27340-ABA

Chapter 13

Hearing Date: April 4, 2023

Judge: Andrew B. Altenburg Jr., U.S.B.J.

**ORDER RESOLVING MOTION FOR RELIEF FROM STAY**

The relief set forth on the following pages, numbered two (2) through three (3), is hereby  
**ORDERED.**

**DATED: April 11, 2023**



Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

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Debtor(s): Marie A O'Donnell

Case No: 19-27340-ABA

Caption: Order Resolving Motion for Relief from Stay

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Movant: Reliant Loan Servicing, LLC

Movant's Counsel: Hill Wallack LLP

Debtor's Counsel: Thomas G. Egner, Esq

Property Involved ("Collateral"): 204 W. Linden Avenue Lindenwold, NJ 08021

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Relief sought:

✓ **Motion for Relief**

Motion to dismiss

Motion for prospective relief to prevent imposition of automatic stay  
against the collateral by debtor's future bankruptcy filings

For good cause shown, it is **ORDERED** as follows:

1. Status of post-petition arrearages:

- The Debtor is overdue for **30** months, from **October 1, 2020 to March 1, 2023**.
- The Debtor is overdue for **30** payments at **\$100.00** per month.
- Less Funds held in debtor(s) suspense **\$0.00**.

Total Arrearages Due through **March 31, 2023** is **\$3,000.00**.

2. Debtor must cure all post-petition arrearages as follows:

- Immediate payment shall be made in the amount of **\$3,000.00**. Payment shall be made no later than **April 10, 2023**.
- Beginning on **April 1, 2023**, regular monthly mortgage payments shall continue to be made in the amount **\$100.00** (subject to change).

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Debtor(s): Marie A O'Donnell

Case No: 19-27340-ABA

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3. Payments to the Secured Creditor shall be made to the following address(es):

✓ Regular monthly payment: Fay Servicing, LLC  
P.O. Box 814609  
Dallas, TX 75381-4609

✓ Immediate payment: Same as above

4. In the event of Default:

If the Debtor fails to make an immediate payment by the date it is due or any regular monthly payments within thirty (30) days of the date the payments are due, then the Secured Creditor may obtain an Order Vacating the Automatic Stay as to the Collateral by filing, with the Bankruptcy Court, a Certification specifying the Debtor's failure to comply with this Order. At the time the Certification is filed with the court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtor, and the Debtor's attorney.

5. Award of Attorneys' Fees:

✓ The Applicant is awarded attorney's fees of **\$500.00** expended in relation to the Motion for Relief and the filing cost of **\$188.00**. The fees and costs are payable through the Chapter 13 plan.

In re:  
Marie A O'Donnell  
Debtor

Case No. 19-27340-ABA  
Chapter 13

District/off: 0312-1  
Date Rcvd: Apr 11, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol      Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 13, 2023:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Marie A O'Donnell, 204 W. Linden Avenue, Lindenwold, NJ 08021-3239

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 13, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 11, 2023 at the address(es) listed below:

Name	Email Address
Angela Catherine Pattison	on behalf of Creditor Wilmington Savings Fund Society FSB, not in its individual capacity but solely as Trustee of Reliant Trust, Series DE IV apattison@hillwallack.com, apattison@ecf.courtdrive.com
Angela Catherine Pattison	on behalf of Creditor Reliant Loan Servicing LLC apattison@hillwallack.com apattison@ecf.courtdrive.com
Brian E Caine	on behalf of Creditor Reliant Loan Servicing LLC bcaine@parkermccay.com BKcourtnotices@parkermccay.com
Denise E. Carlon	on behalf of Creditor Specialized Loan Servicing LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
John R. Morton, Jr.	on behalf of Creditor Ford Motor Credit Company LLC ecfmail@mortoncraig.com mortoncraigecf@gmail.com

District/off: 0312-1

User: admin

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Date Rcvd: Apr 11, 2023

Form ID: pdf903

Total Noticed: 1

Thomas G. Egner

on behalf of Debtor Marie A O'Donnell tegner@mcdowelllegal.com  
tcuccini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;egnertr62202@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8